

047.A

0004

0047.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

761,100 / 761,100

761,100 / 761,100

761,100 / 761,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:	47
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Owner 1: BRANDER JASON & RACHEL

Owner 2:

Owner 3:

Street 1: 47 SHERBORN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MIASOFI LLC -

Owner 2: -

Street 1: 33 ALTON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 1753 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8430																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								421297
								GIS Ref
								GIS Ref
								Insp Date
								04/16/20
								!16590!



Patriot

Properties Inc.

USER DEFINED

Prior Id # 1:	33378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/11/20 06:10:24
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/11/20	06:10:24
LAST REV	
Date	Time
04/29/20	14:36:10
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID	047.A-0004-0047.0
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT		PAT ACCT.		
Grantor		Notes		
MIASOFI LLC, 73546-472		799,000 No No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2020	Measured	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																			
Type: 99 - Condo Conv		Full Bath: 1	Rating: Very Good	A Bath:	Rating:	Master Deed 73510:177.																																																									
Sty Ht: 1H - 1 & 1/2 Sty		3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:																																																										
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																																																										
Foundation: 2 - Conc. Block		A OthrFix:	Rating:	RESIDENTIAL GRID																																																											
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid	Desc: Line 1	# Units: 1																																																								
Prime Wall: 4 - Vinyl		Kits: 1	Rating: Very Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																															
Sec Wall:	%	A Kits:	Rating:	Other																																																											
Roof Struct: 2 - Hip		Frl:	Rating:	Upper																																																											
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																																																											
Color: GRAY					Lvl 1																																																										
View / Desir:					Lower																																																										
GENERAL INFORMATION				CONDOS INFORMATION			Totals																																																								
Grade: C - Average					RM斯: 6	BR斯: 3	Baths: 1	HB																																																							
Year Blt: 1925	Eff Yr Blt: 2019																																																														
Alt LUC:	Alt %:																																																														
Jurisdict: G21	Fact: .																																																														
Const Mod:																																																															
Lump Sum Adj:																																																															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																			
Avg Ht/FL: STD		Phys Cond: VG - Very Good	0.2 %	Exterior:	No Unit	RMS	BRS	FL	Interior:	1	6	3																																																			
Prim Int Wall: 2 - Plaster		Functional:	%	Additions:																																																											
Sec Int Wall:	%	Economic:	%	Kitchen:																																																											
Partition: T - Typical		Special:	%	Baths:																																																											
Prim Floors: 3 - Hardwood		Override:	%	Plumbing:																																																											
Sec Floors:	%				Electric:																																																										
Bsmnt Flr: 12 - Concrete					Heating:																																																										
Subfloor:					General:																																																										
Bsmnt Gar:					Totals																																																										
Electric: 3 - Typical					1	6	3																																																								
Insulation: 3 - Typical																																																															
Int vs Ext: S																																																															
Heat Fuel: 2 - Gas																																																															
Heat Type: 15 - H.V.A.C																																																															
# Heat Sys: 1																																																															
% Heated: 100	% AC: 100																																																														
Solar HW: NO	Central Vac: NO																																																														
% Com Wall	% Sprinkled:																																																														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																							
SPEC FEATURES/YARD ITEMS																PARCEL ID 047.A-0004-0047.0																																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																																													
More: N	Total Yard Items:													Total Special Features:																																																	
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UnSketched SubAreas: GLA: 1753,																																																															
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